

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

July 6, 2006



RZ 06-11: Woodson Park, Section 1

CASE DESCRIPTION: request to change the zoning classification from 'RD-7' Residential District – 7000 to the 'R-NC' Residential Neighborhood Conservation District

LOCATION: along Carter Creek Parkway between Avondale and Esther Drive in central Bryan

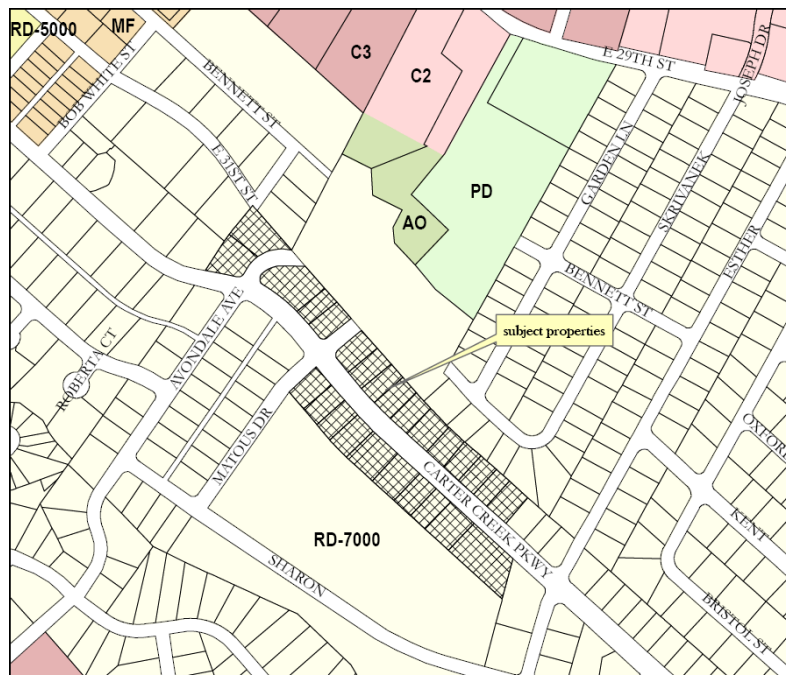
LEGAL DESCRIPTION: Lots 1& 2 Block 1, Lots 1, 2 & 3, Block 2, Lots 1 – 16, Block 3 and Lots 1 – 18, Block 4 of Woodson Park, Section One, Bryan, Brazos County, Texas

EXISTING LAND USE: residential

APPLICANT(S): City of Bryan (by petition of subdivision)

STAFF CONTACT: Beth Wilson, Assistant City Planner

SUMMARY RECOMMENDATION: Staff recommends **approving** 'N-RC' zoning on all land encompassed within this request.



BACKGROUND:

The Office of the City Secretary has received an application from the property owners within the Woodson Park, Section One, petitioning for a City-initiated zoning change for their subdivision from 'RD-7' Residential District-7000 to 'R-NC' Residential Neighborhood Conservation District. All required information was submitted to the satisfaction of the City Secretary.

ANALYSIS:

In making its recommendation regarding a proposed zoning change, the Planning and Zoning Commission shall consider the following factors.

1. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned; relationship to general area and the City as a whole.

Staff contends that limiting the number of unrelated person living in one residence is appropriate for this subdivision phase.

2. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area and shall note the findings.

Changing the zoning designation for Woodson Park, Section One will not affect any public improvements.

3. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unavailable for development.

There is currently little vacant land zoned Residential Neighborhood - Conservation District in the vicinity or elsewhere in the City.

4. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.

Staff contends that there appears to be a high demand to rezone residential lots in established neighborhoods to Residential - Neighborhood Conservation District.

5. How other areas designated for similar development will be, or are unlikely to be affected if the proposed amendment is approved, and whether such designation for other areas should be modified also.

If the proposed zoning change were approved, staff believes there to be few, if any, affects on other areas designated for similar developments.

6. Any other factors affecting health, safety, morals, or general welfare.

Staff does not believe this proposed zone change would adversely affect health, safety, morals, or general welfare.

RECOMMENDATION:

Staff recommends **approving** 'R-NC' zoning as requested by the applicants.